EASEMENT PLAN

DIDIER A. & PENNY G. MATEL
TO
WARD D. & LORRAINE M. DILMORE
IN
HAMPTON FALLS, NH

SCALE:1"=20' DECEMBER 2002

STOCKTON SERVICES

PO BOX 1306, HAMPTON, NH 03843-1306

ESTIMATED LOCATION OF ORIGINAL BOUNDARY LINES (1827)– ESTIMATED AGE OF WALL IN CURRENT LOCATION = 50 YEARS+

* SET CF TO FND IP
N14°14'20"W 7.17'
(TIE ONLY)

* CL WLL TO FND IP
N87°41'20"W 2.30'
(TIE ONLY)

S88°32'47"E
246.53'

L3

L6
S86°45'34"E
40.71'

N36°57'41"W
204.97'

S14°35'55"E
111.75'

N06°41'51"W
77.22'

FND IP

POLE*

FNDIP*

CLWLL

ENDFNC

REMWLL

CORFNC

6SETHUB

GAR

HSE

CORPRCH

CORRETW

PCRETW

SETMAGNL

WHLCLDR

ENDHDG

WHLN

FNDSTK*

CLRD

Command= 210-
Point#, Start#-End# or G#= 1-332

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------10-18-2023-----				11:15:05	----------	D:\BENCH FILES\BM12	
		100.00	SETMAGN	1	4965.4729	5157.8113	OCC
		104.62	SETHUB	2	4542.6822	5322.1978	TRA
		105.57	1SETRRSP	3	4346.0306	5347.9958	TRA
		105.36	3SETMAGN	4	4459.9082	4958.8283	TRA
		102.14	4SETHUB	5	4634.5938	4940.8031	TRA
		95.16	5SETHUB	6	4807.9463	5034.6070	TRA
		93.39	6SETHUB	7	4971.7267	4911.3622	TRA
		100.00	SETCF	8	4834.4965	5185.1539	SS
			CLRD	9	4838.6075	5200.0432	SS
			WHLCLDR	10	4960.8464	5167.4261	SS
			WHLN	11	5012.0245	5165.4245	SS
			WHLN	12	5065.6417	5167.8448	SS
			ENDHDG	13	4981.5040	5153.8636	SS
			CORPRCH	14	4974.0059	5141.0257	SS
			PCRETW	15	4965.6877	5140.7827	SS
			CORRETW	16	4964.8040	5113.7764	SS
			CORPRCH	17	4973.5765	5112.7949	SS
			HSE	18	4976.1943	5097.5577	SS
			GAR	19	4980.5630	5064.8481	SS
			remwll	20	4971.1246	5020.2874	TRA
			REMWLL	21	4972.1712	4990.1651	SS
			SETCF	22	4947.6950	5115.6459	SS
			SETCF*	23	4942.6473	5157.0020	SS
			APPLC	24	4948.7716	5155.9034	SS
			FNDSTK*	25	4937.6557	5161.7164	SS
			WHLN	26	4897.1052	5176.2097	SS
			SETCF	27	4710.6313	5226.5812	SS
			SETCF	28	4637.1479	5256.0022	SS
			WHLN	29	4639.1151	5260.7809	SS
			WHLN	30	4713.5424	5233.1555	SS
			SETCF*	31	4544.3542	5289.3703	SS
			CWELL	32	4526.6537	5330.3665	SS
			CLDRWHLN	33	4478.5871	5336.7217	SS
			WLL	34	4450.8402	5355.4608	SS
			FNDTRLN	35	4098.7660	5435.1058	SS
			CORFNC	36	4211.9576	5387.6550	SS
			WHLNCLDR	37	4305.2900	5369.6073	SS
			WHLN	38	4455.2726	5323.5490	SS
			CORHSE	39	4452.6654	5311.0047	SS
			CORHSE	40	4452.7400	5283.7379	SS
			CORHSE	41	4420.3771	5311.4097	SS
			CORHSE	42	4391.9275	5311.1770	SS
			CORHSE	43	4392.4766	5286.6187	SS
			L.8SHED	44	4405.9330	5265.5745	SS
			SHED	45	4397.6004	5263.3241	SS
			SHED	46	4401.3380	5247.5681	SS

JOB #9 363dilmore [332]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
10-18-2023			11:15:05			D:\BENCH FILES\BM12	
			WELL	47	4384.3591	5303.0361	SS
			SETCF	48	4378.6305	5285.5196	SS
			SETCF	49	4411.1167	5168.5444	SS
			POLE*	50	4404.8882	5104.3851	SS
			2SETHUB*	51	4382.7507	5188.9702	SS
			POLE*	52	4365.2130	5243.9696	SS
			ENDWLL	53	4350.9746	5283.9764	SS
			CORHSE	54	4315.3474	5304.1201	SS
			CORHSE	55	4308.4164	5335.0487	SS
			CORHS***	56	4323.8830	5329.7112	SS
			FACEWLL	57	4286.3353	5404.4179	SS
			FACEWLL	58	4373.9437	5377.3680	SS
			SETCF	59	4437.7574	5071.8583	SS
			CLWLL	60	4419.2272	5036.6013	SS
			SETCF	61	4458.8602	4993.2023	SS
			POLE	62	4438.2728	4967.3687	SS
			CORFNC	63	4433.4217	4961.2833	SS
			TOPSTN	64	4435.3101	4959.1359	SS
			BASEIP*	65	4309.4717	4929.7557	SS
			CORHSE	66	4441.1934	4908.7724	SS
			CORHSE	67	4467.4476	4910.3309	SS
			CORGAR	68	4482.3302	4943.2020	SS
			CORGAR	69	4502.5351	4944.0990	SS
			INTCL**	70	4444.1059	4995.2260	SS
			CLLANE	71	4462.8120	4969.9867	SS
			CLLANE	72	4484.2166	4958.0775	SS
			CLLANE	73	4530.0566	4947.7358	SS
			PINE27	74	4527.6193	4963.1679	SS
			PINE30	75	4516.2121	4965.0806	SS
			PINE18	76	4503.5079	4968.4091	SS
			PINEDBL*	77	4477.3267	4970.6834	SS
			PINE12	78	4471.5736	4974.0656	SS
			BETWEEN*	79	4461.9301	4988.8102	SS
			PINE33	80	4566.3867	4955.9098	SS
			NLFNDPOL	81	4582.2705	4949.1822	SS
			POLE	82	4699.6798	4933.5399	SS
			ANCHOR	83	4703.3303	4960.8495	SS
			CLLNEP*	84	4685.1236	4926.4456	SS
			CLENDEP*	85	4741.4465	4917.9943	SS
			CORHSE	86	4761.5865	4900.8144	SS
			CORHSE	87	4743.2302	4904.6949	SS
			PIT	88	4530.5343	5056.0841	SS
			PIT	89	4496.2491	5144.5907	SS
			PIT	90	4754.2612	5122.1959	SS
			ANCHOR	91	4712.5577	4933.3793	SS
			SETNAIL*	92	4735.0078	4934.6863	SS
			SETCFEND	93	4815.6770	4922.2025	SS
			SETCF	94	4953.0421	5021.2044	SS
			NATDH	95	4955.1176	4928.6035	SS
			FNDIP*	96	4938.4967	4909.3643	SS
			SETCF	97	4931.5474	4911.1278	SS
			FNDIP*	98	4892.4580	4910.8989	SS
			POLE*	99	4895.2867	4880.4337	SS
			CLWLL	100	4946.0018	4919.0184	SS
			ENDFNC	101	4974.1824	4957.4869	SS
			ESTCORFN	102	4975.6353	4913.9362	SS
			CAL	103	4448.0960	4961.8354	INT
			CAL	104	4364.3254	5315.3098	INT

JOB #9 363dilmore [332]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
10-18-2023				11:15:05		D:\BENCH FILES\BM12	
			CAL	105	4351.1264	5339.3893	INT
			CAL	106	4223.4690	5375.6230	TRA
			CAL	107	4584.8099	4997.5426	TRA
			CAL	108	4459.7065	4964.8678	TRA
			CAL	109	4447.0711	4961.8818	TRA
			CAL	110	4423.2197	5058.6918	TRA
			CAL	111	4415.4712	5056.7017	TRA
			cal	112	4190.0886	5382.1652	INT
				120	4435.3101	4959.1359	
				121	4414.1949	5056.5231	TRA
				122	4335.1005	5341.0854	TRA
				123	4177.3098	5385.7852	TRA
				124	4202.2239	5335.6326	TRA
				125	4227.3606	5239.2464	TRA
				126	4310.0948	4926.8462	TRA
				127	4435.2951	4959.1475	TRA
			cal	128	4350.9740	5283.9766	INT
			calfnc	129	4893.6935	4880.2858	TRA
			calwll	130	4892.3653	4913.1970	TRA
			int	131	4945.3940	5156.2871	INT
			int	132	4955.5607	4908.8326	INT
				133	4650.5756	4943.0628	INT
				134	4671.4690	5242.2609	INT
				135	4464.5379	4972.5158	INT
				136	4566.1119	4953.7346	INT
				137	4464.4548	4972.8186	INT
				138	4463.6987	4975.5736	INT
				139	4484.4179	4949.7323	TRA
				140	4488.4583	4970.8323	INT
				141	4531.6372	4942.4760	TRA
				142	4535.3478	4961.8535	INT
				143	4544.1329	4938.2974	TRA
				144	4580.4726	4931.3387	SS
			int	150	4466.2289	4966.3546	INT
				151	4361.6829	5347.2682	TRA
				152	4362.8432	5343.0404	INT
				153	4373.4859	5377.5093	INT
				154	4213.0707	5342.6514	TRA
				155	4214.2279	5337.6947	TRA
				156	4208.6204	5392.7297	INT
				157	4454.1546	5316.0410	INT
				158	4740.8207	4933.7644	INT
				159	4955.9259	4908.2344	INT
				160	4224.9182	5380.3864	TRA
				161	4090.3442	5435.7046	TRA
				162	4082.3480	5308.4556	TRA
				163	4363.4348	5340.8850	INT
				164	4377.5810	5187.5438	INT
				165	4362.2391	5243.1491	INT
				166	4400.8338	5103.2664	INT
				167	4466.2366	4966.3267	INT
				168	4377.0870	5291.1432	INT
				169	4734.7985	4933.1383	INT
				170	4700.2570	4937.8088	INT
				171	4582.8786	4953.6799	INT
				172	4516.9295	5297.4794	INT
				173	4372.7220	5377.7160	INT
				174	4275.7973	5368.7786	INT

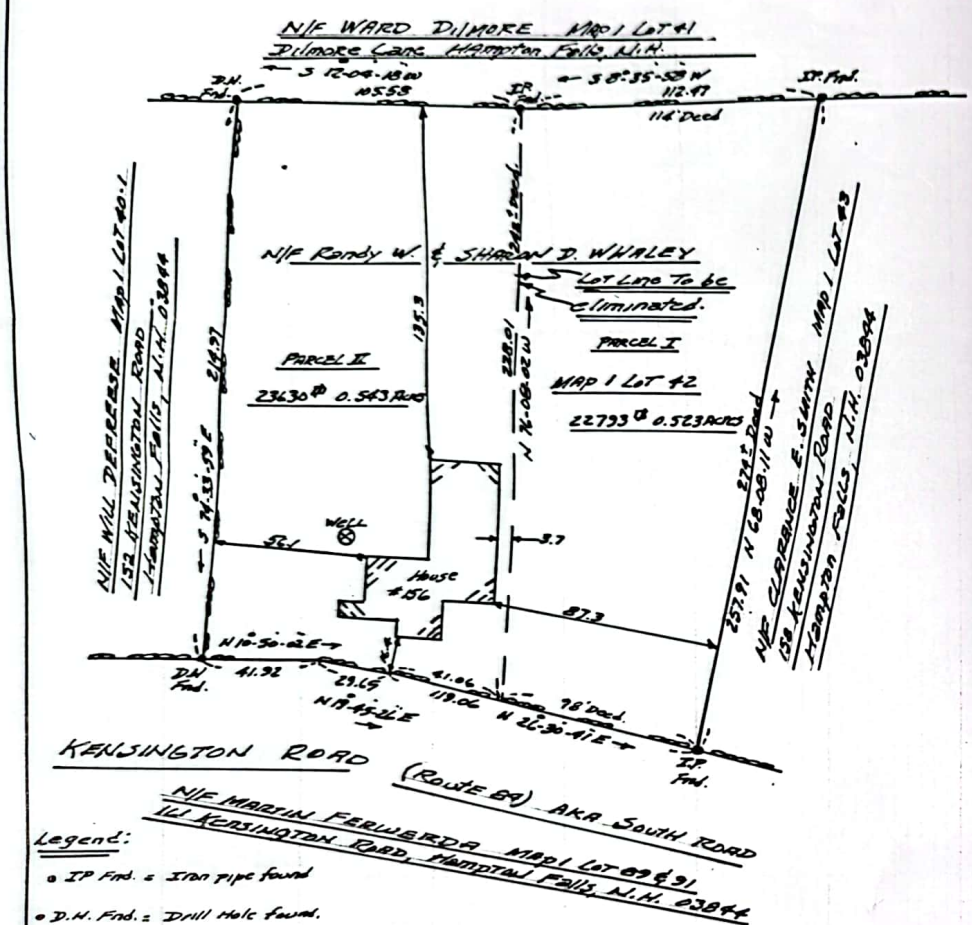
JOB #9 363dilmore [332]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
10-18-2023				11:15:05		D:\BENCH FILES\BM12	
				175	4599.7808	5272.9815	INT
				176	4454.1546	5316.0410	INT
			deed	180	4580.4951	4931.4564	
			deed	181	4544.1498	4938.3856	TRA
			144000	182	4435.3101	4959.1359	TRA
			deed	183	4435.3101	4959.1359	TRA
			deed	184	4306.7398	4929.2416	TRA
			deed	185	4348.6027	3997.5816	TRA
			deed	186	4442.9738	4181.2562	TRA
			deed	187	4491.8163	4226.6797	TRA
			deed	188	4578.2831	4889.0407	TRA
			deed	189	4596.6236	4827.4119	TRA
			deed	190	4621.6099	4668.8687	TRA
			deed	191	4650.7283	4298.0101	TRA
			deed	192	4491.9856	4226.7589	TRA
			deed	193	4443.1430	4181.3354	TRA
			deed	194	4420.2928	4136.8621	TRA
			deed	195	4671.0852	4182.9942	TRA
			deed	196	4884.9711	4127.3719	TRA
				197	4306.7671	4929.1242	TRA
				200	4362.8415	5343.0264	TRA
			setip	201	4362.8420	5343.0282	SS
			facewll	202	4608.5786	5300.7791	SS
			facewll	203	4639.8647	5289.0414	SS
			cenwell	204	4527.1936	5330.7712	SS
			setmagnl	300	4952.0047	5163.3717	INT
			fnddh	301	4710.6176	5226.6369	SS
			fnddh	302	4834.4965	5185.1540	SS
			setdh***	303	4944.5174	5154.7222	SS
			setip	304	4966.0743	5152.7314	SS
			setip	305	4964.3374	5113.7926	SS
			setip	306	4975.0164	5035.6177	SS
			garage	307	4980.4835	5077.0692	SS
			garage	308	4980.5348	5064.7766	SS
			corfnc	309	4975.9742	4981.0607	SS
			corfnc	310	4975.3349	4917.0642	SS
			setip	311	4974.3158	4916.9196	SS
			fndip	312	4892.5163	4910.9570	SS
			corhse	313	4976.2199	5097.5017	SS
			ep	314	4953.9691	5148.8843	SS
			ep	315	4954.9751	5093.4648	SS
			ep	316	4957.1368	5077.2645	SS
			ep	317	4960.1831	5009.3787	SS

Point#, Start#-End# or G#= 4-

MAR 28 2 03 PM '97

0012968



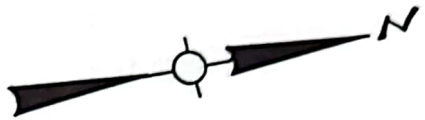
Legend:

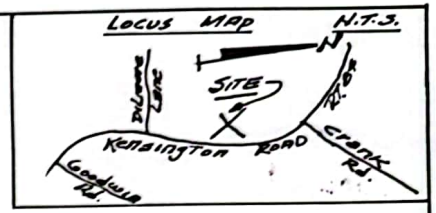
- o IP Fnd. = Iron pipe found
- o D.H. Fnd. = Drill Hole found.
- ooo ooo = Stone wall.
- MAP & LOT = Town Tax Map & Lot.

Note:

1. Lot Line to be eliminated and combine both Parcels I & II of Lot 42 owned by Whaley into one Parcel.
2. Boundary Lines shown are based on a random Traverse with a Closure of greater than 1 in 10000.
3. Deed Reference Vol. 947 Pg. 23, Vol. 2011 Pg. 880, Vol. 2291 Pg. 0413 & Vol. 2414 Pg. 1651.
4. ALL LOTS Shown Are from TAX MAP #1.

10 December 1996





APPROVED BY THE HAMPTON FALLS N.H. PLANNING BOARD ON 2-25-97
BY CHAIRMAN _____,
SECRETARY Ernest J. Cote
MEMBERS _____,
_____, _____,

OWNER OF RECORD

Randy W. & Sharon D. Whaley
152 Kensington Road, Hampton Falls, N.H.
TAX MAP #1 LOT 42
Deed Volume 2414 Pg. 1651
CONTAINING 1.066 ACRES 46423#

LOT LINE REVISION

FOR

RANDY W. & SHARON D. WHALEY

156 KENSINGTON ROAD

HAMPTON FALLS, N.H.

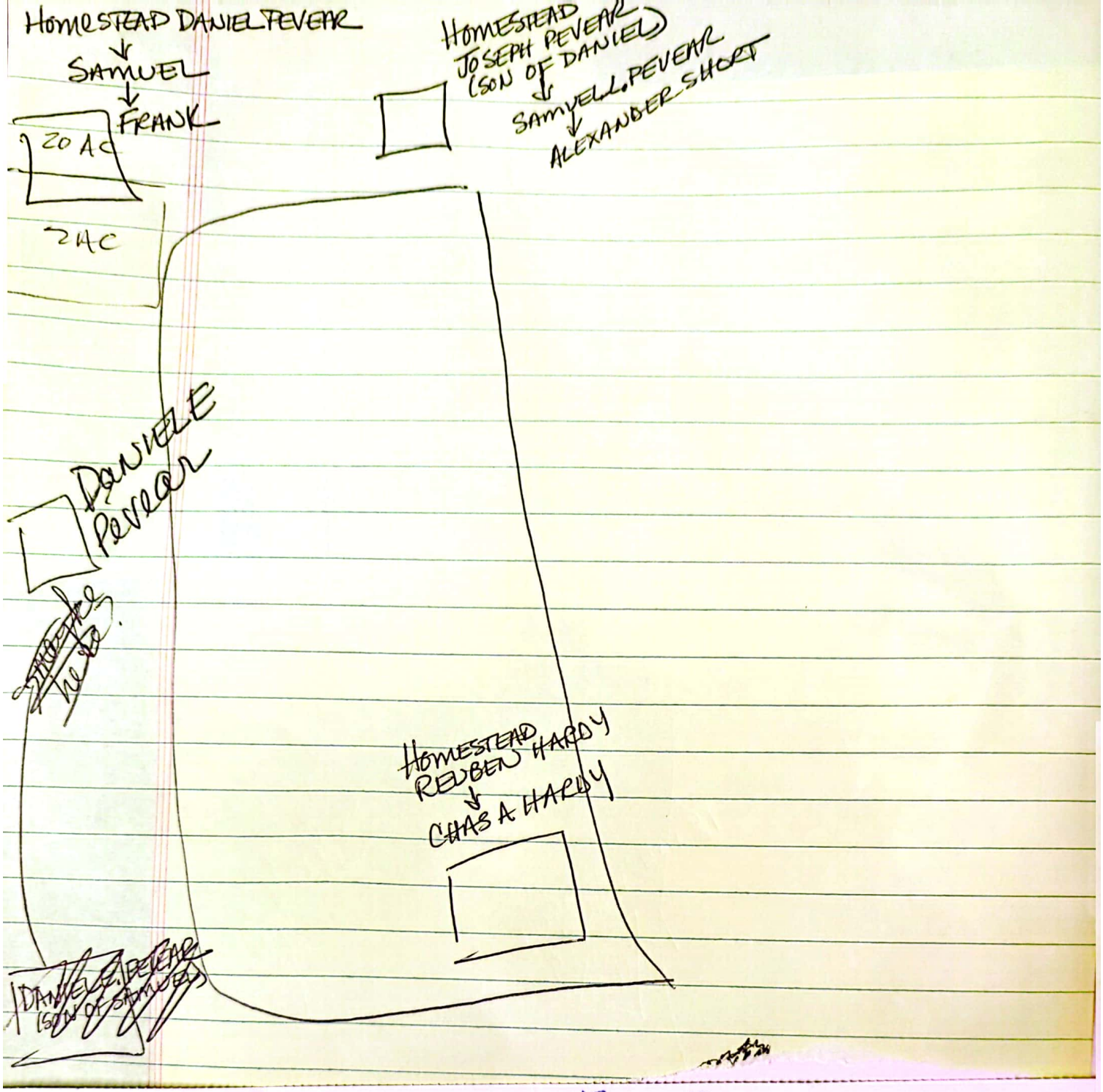
Scale: 1" = 50' DECEMBER 1996

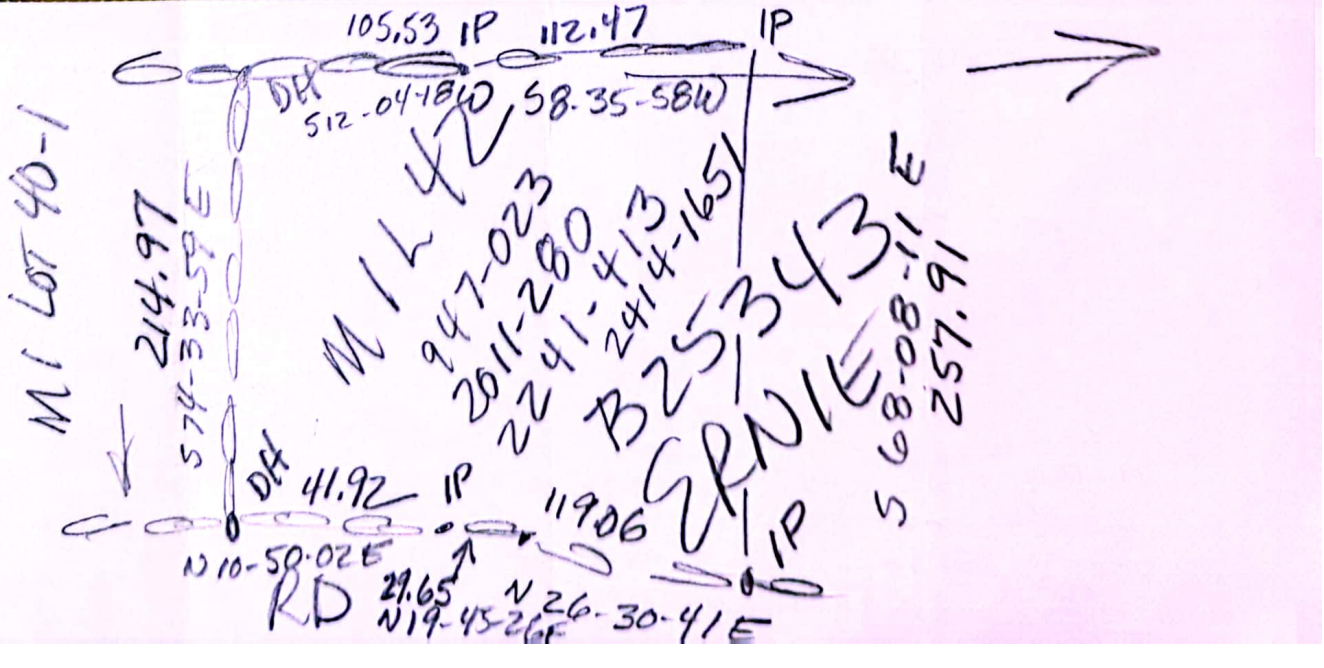
50' 100' 150' feet

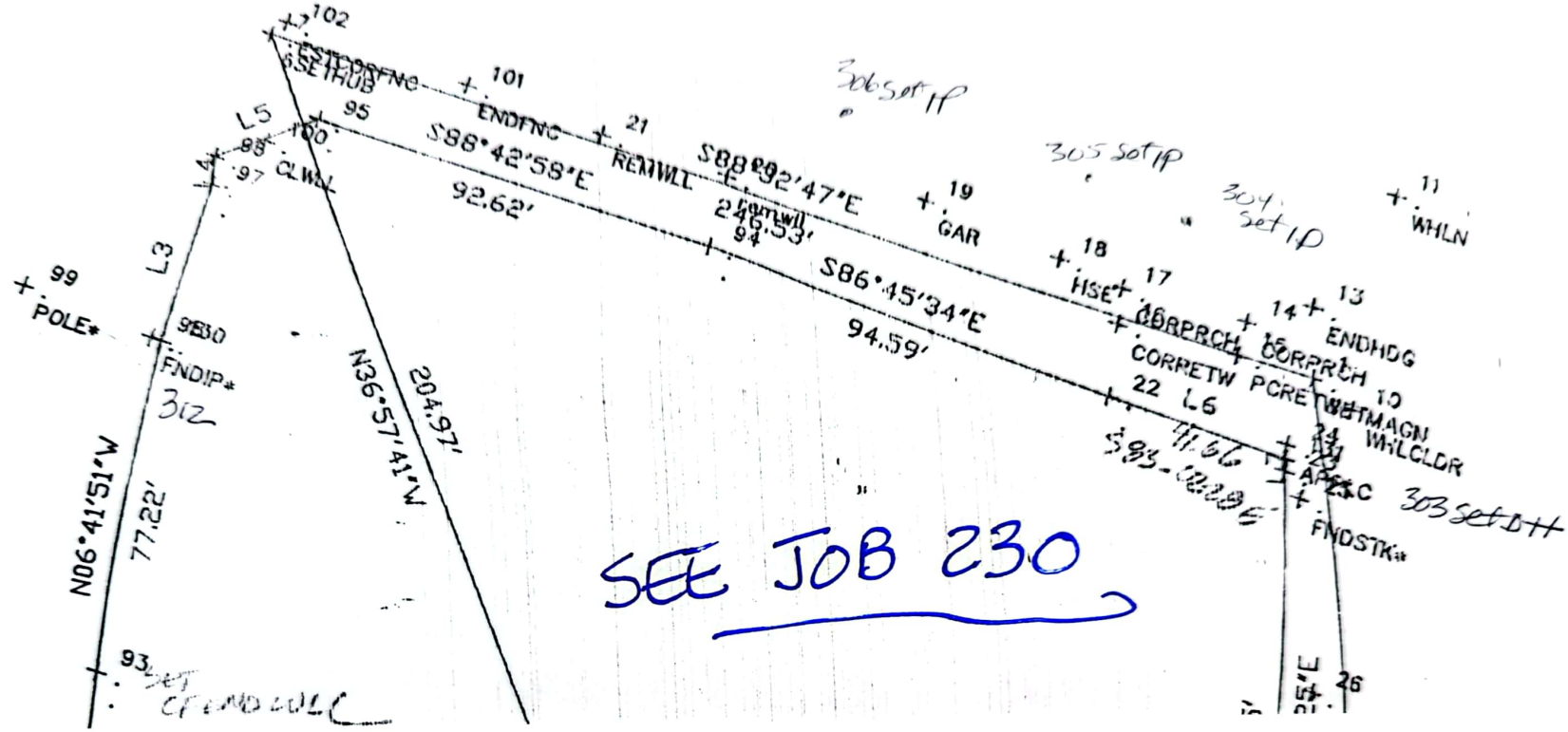
E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS Tel. 926-4878
36 ANN'S LANE
HAMPTON, N.H. 03842

PLAN No. 2-25-1996

B-25343


HOMESTEAD DANIEL PEVEAR
SAMUEL
FRANK
20 AC
24C
HOMESTEAD
JOSEPH PEVEAR
(SON OF DANIEL)
SAMUEL PEVEAR
ALEXANDER SHORT
DANIEL
PEVEAR
HOMESTEAD
REUBEN HARDY
CHAS A HARDY


105.53 IP
112.47
IP
DH
512-04-18W
58.35-58W
MI LOT 40-1
214.97
S74-33-59E
MILL
947-023
2011-280
2241-413
2414-165
B25343
GRNIE
S68-08-11E
257.91
DH
41.92
IP
N10-58-02E
RD
29.65
N19-45-26E
N26-30-41E
IP



Command= 10-
Occupied Point= 23

Backsight Point= 81-
Point= 131
N14-35-25W 2.84
Point= 303
S60-44-34W 1.79
Point= 23
S50-38-18E 2.95

SETCF*	23	4942.6473	5157.0020	OCC
int	131	4945.3940	5156.2871	INV
setdh***	303	4944.5174	5154.7222	INV
SETCF*	23	4942.6473	5157.0020	INV

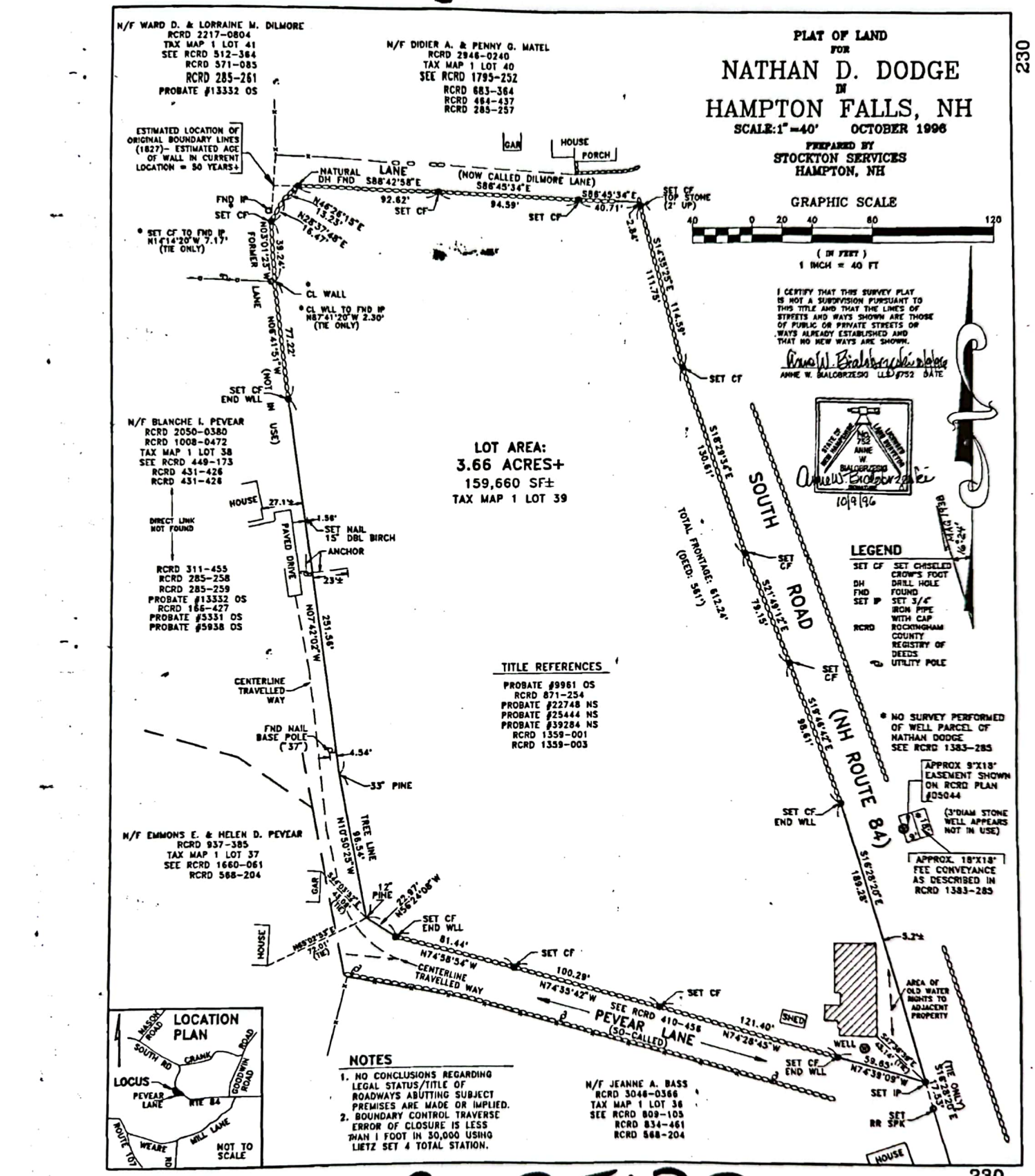
Dec 27 2 11 PM '96

230

PLAT OF LAND FOR NATHAN D. DODGE IN HAMPTON FALLS, NH

SCALE: 1" = 40' OCTOBER 1996

PREPARED BY
STOCKTON SERVICES
HAMPTON, NH



230

C-25132

STOCKTON SERVICES
P.O. Box 1306
HAMPTON, NEW HAMPSHIRE 03842

(603) ~~926-7795~~ 474-1954

FOLLOW-UP DATE
_____ 19____

Date 1/02

To Ward Dilmore

Subject Easement

Happy New Year —
copying letter to Charlie to you —
explains where we are.
Please call with questions or
comments.

Tocky

STOCKTON SERVICES
P.O. Box 1306
HAMPTON, NEW HAMPSHIRE 03842

474-1954
(603) ~~926-7795~~

FOLLOW-UP DATE
_____ 19____

Date 2/10/03

To

Subject
Easement plan

Dear Ward —
I am enclosing bill for work to
date. Hope you will forgive me. Things
seem to be moving a bit slowly

DID NOT
GO FORWARD

Thanks
Tocky

☐ Please reply ☐ No reply necessary

SIGNED

PO Box 1306
Hampton, NH 03843-1306

Stockton Services

January 2, 2003

Charles Tucker
225 Water Street
Exeter, NH 03833

Dear Charlie:

Please find enclosed a preliminary copy of the easement plan we discussed a while back for Ward Dilmore. I have also written up the metes and bounds portion of the deed, as I am attempting to do this without actually surveying Matel's property and the description is a little tricky.

I will have Ward show the plan to Matels and will be looking for an OK from both of you to be sure we are all on the same page, at which time I will finalize the mylar and deliver it to you for recording.

Ward has some concerns about the language of the easement, which I am sure he will go over with you. Please call me if you have any questions or comments.

Sincerely,

Tocky

Anne W. Bialobrzeski
NHLLS #752

Cc: Ward Dilmore

Metes and bounds description for proposed easement deed from Didier and Penny Matel to Ward & Lorraine Dilmore:

.....beginning at a point in the westerly sideline of South Road (Route 84) which is the northeast corner of land formerly of Nathan D. Dodge (now of HAF Properties, LLC) as shown on a previous survey recorded at Rockingham County Registry of Deeds as Plan #C25132; thence running N 86°45'34" W, partially along a stone wall, by said land of HAF Properties, LLC, a distance of 40.71' to a set crow's foot; thence continuing by a stone wall N 86°45'34" W a distance of 94.59' to a set crow's foot; thence continuing by stone wall N 88°42'58" W a distance of 92.62' to a found natural drill hole, the last 2 courses being by said land of HAF Properties, LLC; thence continuing on the same course to the westerly boundary line of land of the grantor; thence turning and running northerly by land of the grantee to a point as shown on plan to be recorded herewith; thence turning and running N 89°39'43" E to a set iron pipe; thence continuing N 89°39'43" E a distance of 118.70' to a set iron pipe; thence running S 82°13'17" E a distance of 78.90' to a set iron pipe; thence running near the face of a retaining wall N 87°26'45" E a distance of 38.98' to a set iron pipe; thence continuing on the same course (N 87°26'45" E) to the westerly sideline of South Road (Route 84); thence turning a running southerly by said South Road to the point of beginning.

NOTE 1:

THE PURPOSE OF THIS PLAN IS TO DOCUMENT A FIXED PHYSICAL LOCATION AS AGREED TO BY OWNERS MATEL AND DILMORE FOR AN ANCIENT EASEMENT DESCRIBED IN ROCKINGHAM COUNTY PROBATE #13332 O.S. NO BOUNDARY SURVEY OF MATEL LAND HAS BEEN PERFORMED. REFERENCE WRITTEN DESCRIPTION OF EASEMENT LIMITS TO BE RECORDED WITH THIS PLAN.

LEGEND

SET CF	SET CHISELED CROW'S FOOT
DH	DRILL HOLE
FND	FOUND
SET IP	SET 3/4" IRON PIPE WITH CAP

EASEMENT PLAN
DIDIER A. & PENNY G. MATEL
TO
WARD D. & LORRAINE M. DILMORE
IN
HAMPTON FALLS, NH

SCALE:1"=20' DECEMBER 2002

STOCKTON SERVICES

PO BOX 1306, HAMPTON, NH 03843-1306

20 0 10 20 40 80

GRAPHIC SCALE 1"=20'

N/F WARD D. & LORRAINE M. DILMORE
RCRD 2217-0804
TAX MAP 1 LOT 41
SEE RCRD 512-364
RCRD 571-085
RCRD 285-261
PROBATE #13332 OS

N/F DIDIER A. & PENNY G. MATEL
RCRD 2946-0240
TAX MAP 1 LOT 40
SEE RCRD 1795-252
RCRD 683-364
RCRD 464-437
RCRD 285-257

DOG PEN

SET IP

N89°39'43"E
118.70'

SET IP

GARAGE

HOUSE

PORCH

RETAINING WALL

SET IP

S82°13'17"E
78.90'

SET IP

N87°26'45"E
38.98'

*(SEE NOTE 1)

EXISTING PAVED ROADWAY

DILMORE LANE (SO-CALLED)

*(SEE NOTE 1)

92.62'
N88°42'58"W

94.59'
N86°45'34"W

40.71'
N86°45'34"W

NATURAL DH FND (1996)

N46°26'15"E
13.23'

N28°37'48"E
16.47'

SET CF (1996)

SET CF (1996)

SET CF (1996)

SET CF TOP STONE (2" UP) (1996)

FORMER LANE

N03°01'23"W
39.24'

N/F H.A.F. PROPERTIES LLC
TAX MAP 1 LOT 39
REFERENCE RCRD PLAN C25132

SOUTH ROAD

ROUTE 84

RCRD PLAN C25132

2.84'

S14°35'25"E
111.75'

114.59'

SET CF (1996)

DETAIL
NOT TO SCALE

N86°45'34"W
40.71'

SET DH (2002) TOP STONE

1.79'

2.84'

2.95'

S14°35'25"E

SET CF (1996) TOP STONE

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ANNE W. BIALOBRZESKI LLS #752 DATE

PRELIMINARY